

## COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

Pursuant to an ordinance adopted by the Chicago City Council on April 24, 2020, in response to the COVID-19 public health emergency, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation," which can be found on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl). In line with the Emergency Rules, the regular meetings of the **Commission on Chicago Landmarks** and its **Permit Review Committee** on **Thursday, June 4, 2020**, will be **virtual meetings simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.** and the Permit Review Committee meeting will follow directly after at approximately **1:15 p.m.**

Members of the public may view the Commission's virtual meetings via livestream by selecting "Watch the Commission Meeting live" on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl). Verbal statements by the public for all agenda items will take place at the beginning of each meeting, versus after each presentation.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of Commission meetings. Comments should be sent to: [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

Members of the public wishing to speak during the virtual meeting must register in advance by completing a form found at [www.chicago.gov/ccl](http://www.chicago.gov/ccl) and emailing it to [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Registration will open at 9:00 a.m. on Friday, May 29 and will close either when the fifteen open spots per agenda item have been allocated or by 12:45 p.m. on Tuesday, June 2, whichever comes first.

Historic Preservation staff will communicate to applicants and their representatives the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meeting should contact Historic Preservation staff by 12:45 p.m. on Tuesday, June 2.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox  
Secretary

**DRAFT**

**DRAFT AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, June 4, 2020  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of May 7, 2020

2. Preliminary Landmark Recommendation

(FORMER) SCHLITZ BREWERY-TIED HOUSE  
9401 South Ewing Avenue

WARD 10

3. Permit Review Committee Reports

Report on Project Reviewed at the May 7, 2020, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of May 2020

4. Adjournment

## **Commission on Chicago Landmarks**

Summary of Projects with Staff Recommendations, June 4, 2020

### **DRAFT**

#### **2. Preliminary Landmark Recommendation**

(FORMER) SCHLITZ BREWERY-TIED HOUSE  
9401 South Ewing Avenue

WARD 10

#### **Staff Recommendation:**

Whereas, the Commission on Chicago Landmarks (hereinafter the “Commission”) preliminarily finds that:

- The (Former) Schlitz Brewery-Tied House (the “Building”), consisting of a former Schlitz Brewery-Tied House, located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (6) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 4<sup>th</sup> day of June, 2020, by the Department of Planning and Development (the “Preliminary Summary”); and
- The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

#### ***Be it resolved by the Commission on Chicago Landmarks:***

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the Building

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

## **NOTICE OF PUBLIC MEETING**

### **PERMIT REVIEW COMMITTEE**

**THURSDAY, June 4, 2020**

**Virtual Meeting**

**1:15 p.m.**

### **DRAFT AGENDA:**

- 1. 2618 N. Milwaukee** **35<sup>th</sup> Ward**  
**Logan Square Boulevards District**  
Proposed exterior and interior alterations of existing building into hotel including new masonry, new storefronts, new window openings on the east and south facades, and new rooftop addition and roof deck.
- 2. 9822 S. Longwood** **19<sup>th</sup> Ward**  
**Printing House Row District**  
Proposed rear additions to a 3-story masonry residence, a new curb-cut and driveway configuration, demolition of an existing rear 1-story masonry garage and construction of a new 1 ½ story rear masonry garage.
- 3. 3324-3334 S. Prairie** **3<sup>rd</sup> Ward**  
**Calumet-Giles-Prairie District**  
Proposed new construction of six attached row homes.
- 4. 315 E. 35<sup>th</sup>** **3<sup>rd</sup> Ward**  
**Black Metropolis-Bronzeville**  
Proposed reconstruction of the brick and stucco front façade including window and storefront installation.

5. **2036 W. Haddon** **2<sup>nd</sup> Ward**  
**Ukrainian Village District**  
Proposed new dormer and second floor, rear addition.
6. **2115 W. Evergreen** **2<sup>nd</sup> Ward**  
**Wicker Park District**  
Proposed new two-story rear addition and one-story side addition to existing masonry residence, demolition of a rear one-story brick garage and replacement with a new 1-story rear brick garage with a roof deck.
7. **600 S. Federal** **4<sup>th</sup> Ward**  
**Printing House Row District**  
Proposed installation of a 15-foot tall insulated acoustical metal panel screen wall to mitigate existing roof mounted equipment noise.
8. **1942 S. Avers** **24<sup>th</sup> Ward**  
**Five Houses on Avers**  
Proposed renovation of existing masonry residence including rooftop and rear addition, select window replacement, front porch, and new rear garage.
9. **560 W. Fullerton** **43<sup>rd</sup> Ward**  
**Mid-North District**  
Continued Review: Proposed insertion of new garage into street-facing elevation and curb cut.

Dijana Cuvalo, AIA  
Historic Preservation Division  
Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, June 4, 2020

## DRAFT

### 1. 2618 N. Milwaukee

35<sup>th</sup> Ward

#### **Logan Square Boulevards District**

Proposed exterior and interior alterations of existing building into hotel including new masonry, new storefronts, new window openings on the east and south facades, and new rooftop addition and roof deck.

**Applicant:** Lauren Garvey, Blue Star Properties  
Piotr Matejczyk, K2 Studio  
Rolando Acosta, Acosta Ezgur, LLC

**Staff Recommendation:** Staff recommends that the Committee find that:

- (A) The subject property is a non-contributing building to the Logan Square Boulevards District; and,
- (B) The project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:
  - 1. The new window insertions are approved as proposed. Enlarged, dimensioned details shall be submitted with permit application;
  - 2. The storefronts on the Milwaukee Ave. façade shall be redesigned so that only the minimum amount of space needed for egress is set back, with the remainder of the storefronts aligning with the building face. Enlarged dimensioned details shall be submitted with permit plans;
  - 3. As proposed, all new brick shall be modular standard sized matching the historic brick in color. Historic Preservation staff shall review for approval all material samples with permit application;
  - 4. The stone borders framing the front façade shall be retained if possible or replaced to match and the cornice width and projection shall be extended to be more compatible with the proportions of historic cornices in the district.

5. As proposed, the Grace's Furniture blade sign shall be retained and refurbished in place. The vent proposed behind the sign is approved as proposed;
6. The new aluminum paneling proposed for the rooftop addition shall be a dark, non-reflective finish; and,
7. The proposed project may require ZBA review and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**2. 9822 S. Longwood**

**19<sup>th</sup> Ward**

**Printing House Row District**

Proposed rear additions to a 3-story masonry residence, a new curb-cut and driveway configuration, demolition of an existing rear 1-story masonry garage and construction of a new 1 ½ story rear masonry garage.

**Applicant:** Joseph and Susan Power, owner  
Daniel Roush, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. The proposed curb-cut along Longwood Drive is approved, provided that the width of the driveway and apron of the curb-cut is no larger than required by code; and,
2. The new rear additions and detached garage are approved as submitted. As proposed, the new masonry and mortar for the rear additions and detached garage shall match the historic in size, color, profile, texture and type and shall be reviewed and approved by Historic Preservation staff prior to order and installation.

**3. 3324-3334 S. Prairie**

**3<sup>rd</sup> Ward**

**Calumet-Giles-Prairie District**

Proposed new construction of six attached row homes.

**Applicant:** Grace K Contractors LLC, developer  
Alexander Polichuk, AP Architects LLC

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the

Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following condition:

1. As proposed, the buildings will be clad with standard size face, brick, smooth and rough textured cast stone, and fiberglass horizontal siding on non-visible elevations. Staff shall review and approve masonry and mortar samples prior to order and installation.

**4. 315 E. 35<sup>th</sup>**

**3<sup>rd</sup> Ward**

**Black Metropolis-Bronzeville**

Proposed reconstruction of the brick and stucco front façade including window and storefront installation.

**Applicant:** John Ahn, owner  
Zisong Feng, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standard 6 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. The reconstructed masonry on the first floor front façade shall match the removed façade in size, color, texture, brick coursing, and pattern that consisted of black Roman brick articulated with alternating textured brick courses and smooth brick inset courses that emphasize the horizontal lines on the first floor. Samples of the replacement brick shall be submitted to Historic Preservation staff for reviewed for approval along with any sample of original Roman brick that remains prior to permit approval;
2. Dimensioned enlarged brick details of each unique condition, such as the alternating inset courses and the corner condition where the front and side façade meet shall be included on the permit plans. The mortar should match this historic in color and joint profile and to be a maximum of 3/16" wide;
3. Replacement brick on the side façade shall match the existing historic common brick in color, size and texture and sample of



the replacement brick shall be submitted to Historic Preservation staff for reviewed for approval prior to permit approval;

4. The reconstructed stucco on the second floor front façade shall match the historic stucco in location, color and texture. Mock-up of masonry and stucco reconstruction shall be reviewed and approved by Historic Preservation Division staff prior to permit approval;
5. Preliminarily details or specifications on any proposed masonry cleaning methods shall be included in the permit plans;
6. New ganged double-hung windows shall be wood or clad-wood to match the size, location and arrangement of the double hung windows that were installed when the building was a jazz club. Based on a historic photograph from the 1930s, the window arrangement historically included a combination of three ganged double-hung windows on each end, two ganged double-hung windows, and four ganged double-hung windows in the center. Enlarged details of the vertical mullion, head, jamb, sill and meeting rail shall be submitted to Historic Preservation staff for review and approved as part of the permit plans; and,
7. The re-installed first floor storefront system may remain. All existing applied film/images on the storefront glass shall be removed, glazing shall be clear and views into the space shall not be obstructed with new partitions or applied film on the glass. Enlarged section details of the storefront and replacement sill shall be included in the permit plans.
8. Preliminarily details or specifications on any proposed masonry cleaning methods shall be included in the permit plans for Landmarks staff review;
9. New ganged double-hung windows shall be wood or clad-wood to match the size, location and arrangement of the double hung windows that were installed when the building was a jazz club. Based on a historic photograph from the 1930s, the window arrangement historically included a combination of three ganged double-hung windows on each end, two ganged double-hung windows, and four ganged double-hung windows in the center. Enlarged details of the vertical mullion, head, jamb, sill and meeting rail shall be submitted to Historic Preservation staff for review and approved as part of the permit plans; and,
10. The previously installed storefront system is proposed to be reinstalled in the same location. The CMU backup wall has already been built with a masonry opening that matches the size of the existing storefront system. Historic Preservation staff will allow this; however, this would not have been recommended if the CMU wall was not already built. Enlarged details of the head, jamb and sill shall be submitted to Historic

Preservation staff for review and approved as part of the permit plans. Storefront glazing shall be clear and views into the space shall not be obstructed with new partitions or with an applied film on the glass.

**5. 2036 W. Haddon**

**2<sup>nd</sup> Ward**

**Ukrainian Village District**

Proposed new dormer and second floor, rear addition.

**Applicant:** Laura Rashid, owner  
Red Architects, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following condition, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. As proposed, the roof shall be clad in architectural asphalt shingles to match the remainder of the roof. New siding on the dormer elevations shall match that of the existing dormer in size, color, texture, and appearance. The extending rear addition shall be clad in wood siding.

**6. 2115 W. Evergreen**

**2<sup>nd</sup> Ward**

**Wicker Park District**

Proposed new two-story rear addition and one-story side addition to existing masonry residence, demolition of a rear one-story brick garage and replacement with a new 1-story rear brick garage with a roof deck.

**Applicant:** Brad Suster, owner  
John Joyce, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following condition, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. The 1-story side addition, 2-story rear addition and 1-story rear garage with roof deck is approved as proposed and staff shall review and approve glass and cladding samples prior to order and installation.

**7. 600 S. Federal**

**4<sup>th</sup> Ward**

**Printing House Row District**

Proposed installation of a 15-foot tall insulated acoustical metal panel screen wall to mitigate existing roof mounted equipment noise.

**Applicant:** Rafal Rak, Digital Realty Trust  
Jeffrey Miller, Archideas, Inc.

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. The proposed 15-foot tall acoustical metal panel screen wall around the existing roof mounted chillers, as shown on the roof plan is approved. The height of the acoustical metal panel screen wall shall not exceed 15'-8" above the existing masonry parapet; and,
2. Acoustical metal panel screen wall color proposed to be Tan (B-25), a neutral beige color, is approved. As proposed, the paint shall be custom-colored factory-applied powder coat finish. Prior to order and installation, samples shall be reviewed and approved by Landmarks staff.

**8. 1942 S. Avers**

**24<sup>th</sup> Ward**

**Five Houses on Avers**

Proposed renovation of existing masonry residence including rooftop and rear addition, select window replacement, front porch, and new rear garage.

**Applicant:** Erica Andrade, owner  
Oscar Alba, Architectonic Solutions, Inc., architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the*

*Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. The dormers on the north and south elevations to be clad with shingles to match the roof of the addition and false front on the front façade;
2. The proposed new cornice at the north, south and west elevations shall be redesigned to be a gutter system with a simpler profile;
3. The new roof over the addition and the new dormers shall be no wider or higher than the existing false front on the front façade;
4. The new porch roof shall be a single sloped roof with tapered square wood column supports, a wood railing and 6" square newel posts at grade and on the landing, as based on the historic photo of the building;
5. The new window types and configurations as proposed are approved. Enlarged, dimensioned details shall be submitted with the permit application for review and approval; and,
6. Material samples to be submitted for review and approval prior to order and installation.

**9. 560 W. Fullerton**

**43<sup>rd</sup> Ward**

**Mid-North District**

Continued Review: Proposed insertion of new garage into street-facing elevation and curb cut.

**Applicant:** Andreas Mantius, owner  
Zenon Kurdziel, architect

**Staff Recommendation:** Staff recommends that the Committee find that the revised drawings, dated 5/11/2020, address the outstanding design issues identified by the Committee at its meeting on May 7, 2020